



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:11:06  
Page 1

Assessment Data					Primary Image																																																				
<b>Account</b> 660104284 <b>Parcel ID</b> 000000-0-0-000365-001-0002 <b>Cadastral ID</b> 36-21-14-03120 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 42 - OWASSO CITY/LIMESTONE FD <b>Name ID</b> 343284 KELLEY, NEISHA & GREGORY GENE WOODS  19104 E BEECHER CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19104 E BEECHER CT <b>Subdivision</b> HAWTHORNE AT STONE CANYON PHASE I <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-28\IMG_0024.JPG 6/28/2023</p>																																																				
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Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2958		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	12,887.00 x 5.70 = 73,456		
Factor Value			
Adjustments	2.6856		
Lot Value	197,273		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,466 / 3,401
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,466
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	914 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	99.74	Total Misc Impr	+ 23,320
Roofing Adj	+ 4.23	Garage Cost	+ 52,016
Subfloor Adj	+ -3.34	Total RCN	= 493,047
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 9,861
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 483,186
Adj Base Cost	= 122.82	Lot Value	+ 197,273
Total Area	x 3,401	Indicated Value	= 680,459
Adjusted Cost	= 417,711	Value Per SqFt	200.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	483,186		
Lot Value	197,273		
Indicated Value	680,459	200.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	680,459	200.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157567	93		93	32.90		3,060
PRCH	Slab Porch - Covered	157569	293		293	31.96		9,364
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit		1	2023	1	4,196.11		4,196

